



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE CHILTERN'S  
CONSERVATION BOARD FOR THE CHILTERN'S AREA OF OUTSTANDING NATURAL  
BEAUTY**

**held on Wednesday 18<sup>th</sup> November 2020 by remote video conferencing  
commencing at 10.00 AM**

**BOARD MEMBERS PRESENT**

<b>Member</b>	<b>Appointing Body</b>
<b>Appointed by Local Authorities</b>	
Cllr Lynn Lloyd	South Oxfordshire District Council.
Cllr Hugh McCarthy	Buckinghamshire Council

<b>Appointed by the Secretary of State</b>	
Colin Courtney	Secretary of State
John Nicholls	Secretary of State- Chairman
Elizabeth Wilson	Secretary of State- Vice-Chair

<b>Elected by Parish Councils</b>	
Cllr Sue Biggs	Oxfordshire

<b>Co-opted Members</b>	
Paul Hayes	

<b>Officers present-</b>	
Elaine King	CCB Chief Executive Officer
Mike Stubbs	CCB Planning Advisor
Matt Thomson	CCB Planner

<b>And others</b>	
Deirdre Hansen	Minute taker
Paul Matthews	Volunteer Transport Advisor

*This meeting is being held remotely in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel meetings) (England and Wales) Regulations 2020 no. 392*

**408. Apologies for absence**

Apologies were received and accepted from Cllr Alison Balfour-Lynn, Hertfordshire Parish Councils; Chris Hannington, co-opted member; Cllr Phil McDowell, Dacorum Borough Council; Cllr Richard Newcombe, Buckinghamshire Council; Cllr Nick Rose, Buckinghamshire Council.

**409. Declarations of Interest**

None

**410. Minutes of the previous meeting**

The minutes of the meeting held 15<sup>th</sup> July 2020 were approved as a true record after Paul Matthews status was amended to "Volunteer Transport Advisor" and in item 399.- the personal declaration by Chris Hannington was removed as this was incorrect.

**411. Matters Arising from the minutes**

None.

**412. CCB Update from Chief Executive Officer.**

The CEO gave a brief update on the report issued at the Board meeting 4<sup>th</sup> November. She remarked that staff had been very innovative and that the CCB was lucky to have an active Planning Committee. She commended the planner, who joined in June and with the office closed since March, has not had much opportunity to meet other staff, Board members and partners in person. Both the planner and the planning advisor had got through a very large volume of work in the last few months. All staff are doing a lot of work.

The planner was asked for his reflections on his work load. A lot is going on, nationally, locally and with HS2. Much of HS2 work is done through the Conservation & Landscape Officer. He thanked the planning advisor for his ongoing work on planning applications and development plans.

The planner is looking to streamline the work and engaging with the Planning Committee on a more ongoing basis. He commented that there are exciting times ahead.

Members discussed the reports and developments.

**1. The Committee NOTED the updates.****413.National Planning Consultations- update.**

The planner had responded on behalf of the CCB to three National Planning Consultations and highlighted points of his submissions.

**1. MHCLG Changes to the Current Planning System Consultation.**

He noted that the key point is that the methodology used does not work well for protected landscapes perspectives. The process is removed from local people. Protected landscapes should be treated as National Parks and be removed from the calculations for house building. This would work better from house building and protecting landscapes. This consultation is in parallel to the Planning White Paper.

The Chairman noted that the response was a good piece of work.

**2. Planning White Paper Consultation.**

Local plans are to be simplified. The paper is not clear on the regime for protecting and enhancing AONBs. The planner commented that there are certainly good points in the paper. The PWP reduces the opportunities for locally elected politicians and for community engagement.

**3. All Party Parliamentary Group (APPG) Dark Skies Policy.****1. The Committee NOTED and APPROVED the responses made in connection with consultations as listed.****414. Planning Applications responses and updates**

The planning advisor sought approval from the Committee for the 30 representations and the 1 enforcement appeal that have been made by the planning advisor under delegated powers in

connection with Planning Applications as detailed in the agenda. It was remarked that only in one application did the LPA grant where the CCB previously had raised objection.

Particular note was made of the following planning applications:

- 0033/18 River Marina. Land at White Cross Farm, Reading Road, Cholsey, Oxon. CCB objection. OCC refused.
- P19/S2923/FUL. Land east of Manor Road and to the south of Little Croft Manor, Goring. SODC. CCB objection. Deferred for a site visit by SODC planning committee 05/11/20.
- 20/0898/OUT and 20/882/OUT land to the east of Green Street, Chorleywood. TRDC. CCB objection, application pending
- AV/20/03152 the Village Gate PH, 225 Aylesbury Road, Wendover. BC Aylesbury Area. CCB comments, application pending.
- 20/02711/FUL No 8 Red Lion, Bridens Camp, Hemel Hempstead. DBC. CCB objection. Refused by DBC.
- P20/S2134/O. Chalgrove Airfield. SODC. CCB comments. Application pending.
- P20/S3476/FUL Coates Farm, Coates Lane, Swyncombe. SODC. CCB comments/support. application pending.
- P20/S3275/FUL. The Shepherds Crook PH, Crowell. SODC. CCB objection. SODC refused.
- P20/S2872/FUL. Stables, Wyfold Lane, Near Peppard Common. SODC. CCB objections. Application refused.
- P20/S2488/FUL. 43 Springhill Road, Goring. SODC. CCB comments. Application pending.
- P20/S2161/FUL. Johnson Matthey, Blounts Court Road, Sonning Common. SODC. CCB Comment. Application pending.
- CB/20/03322 Land adjacent to 32 Common Road, Studham. CBC. CCB comments. application refused on AONB grounds.
- 20/05617/OUT Land south east of the Bungalow and south west of footpath 39, Kimblewick Road, Kimblewick. And 19/08073/OUT Land between stream and Sunridge, Risborough Road, Little Kimble. BC Wycombe area. CCB objection and referral of the decision until after the referendum on the Neighbourhood Plan in 2021.
- 19/08031/FUL. Clappins Lane, Walters Ash. BC Wycombe Area. CCB part comment/part objection. Application permitted.

The Chairman commented on the excellent work on the planning application shown by the CCB comments and thanked the planning advisor for sharing his work.

**1. The Committee NOTED and APPROVED the responses made in connection with the applications as listed.**

#### **415. Development Plans Responses**

**1.The Committee APPROVED the responses that had been sent and NOTED the current consultations on development plans.**

#### **416. Sub-Regional Transport and Responses**

Submissions were made on two significant strategic transport plan consultations since the last Planning Committee, the Reading Transport Strategy and England's Economic Heartland- draft Transport Strategy etc consultation.

It was noted that the Chilterns Transport Planning project is progressing differently than envisaged.

It was proposed that Reading Borough Council should be approached to engage them with the Chilterns Transport Planning Project.

A full brief had been supplied with the agenda.

- 1. The Committee NOTED and APPROVED the responses made on the transport strategy consultations set out.**
- 2. The Committee NOTED the altered circumstances surrounding the Chilterns Transport Planning Project.**
- 3. The Committee APPROVED approaching Reading Borough Council to engage them with the Chilterns Transport Planning Project.**

**417. Strategic Discussions on the Oxford-Cambridge Arc**

The planner introduced the topic. It was commented that not much detail is currently provided by those promoting the Arc. There is a lack of strategic overview and no clear vision. The CCB has headline reservations, it was noted that Buckinghamshire Council has withdrawn from the group promoting the Arc on the basis that the focus has shifted to housing delivery, rather than the prosperity of the sub-region.

The Committee discussed the matter at length. Key issues considered included the potential negative impact on the Chilterns of travel through the AONB, if the Arc is perceived as overspill for London. There was a potential tension if funding for green infrastructure was diverted away from the AONB to nature recovery in the Arc area as mitigation for development there.

The Chairman summarised:

- 1. These plans consist of major development on a national level, and must involve integration of employment, housing and infrastructure provision.
- 2. The Chilterns environment should be seen as an important and powerful part of the sub-region’s infrastructure.
- 3. The Chilterns should be a destination of development contribution due to the benefits the Chilterns will offer to the sub-region’s residents and economy.

- 1. The Committee PROVIDED a steer for the planner.**

**418. Urgent Business**

None.

**419 The next meeting was agreed as Wednesday 3<sup>rd</sup> March 2021.**

**Future date: Wednesday 14<sup>th</sup> July and 17<sup>th</sup> November 2021**

**The Chair.....**

**Date.....**